



307 N SAM HOUSTON PKWY RENOVATED FREESTANDING BUILDING AVAILABLE FOR SALE OR LEASE

NWQ N Sam Houston Pkwy & Imperial Valley Dr | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 307 N Sam Houston Pkwy E
Houston, TX 77060

Size: 8,092 SF (Building) | ±1.58 AC (Land)

Price: Call For Pricing

HIGHLIGHTS:

- Frontage along N Sam Houston Pkwy (Beltway 8)
- Gutted interior that is ready for buildout
- Renovated façade & roof
- Ceiling Height: 12'10" | To the Joist: 11'2"
- Ample parking available
- Grease trap
- Existing monument signage available
- Positioned within a dense office, hotel and retail node

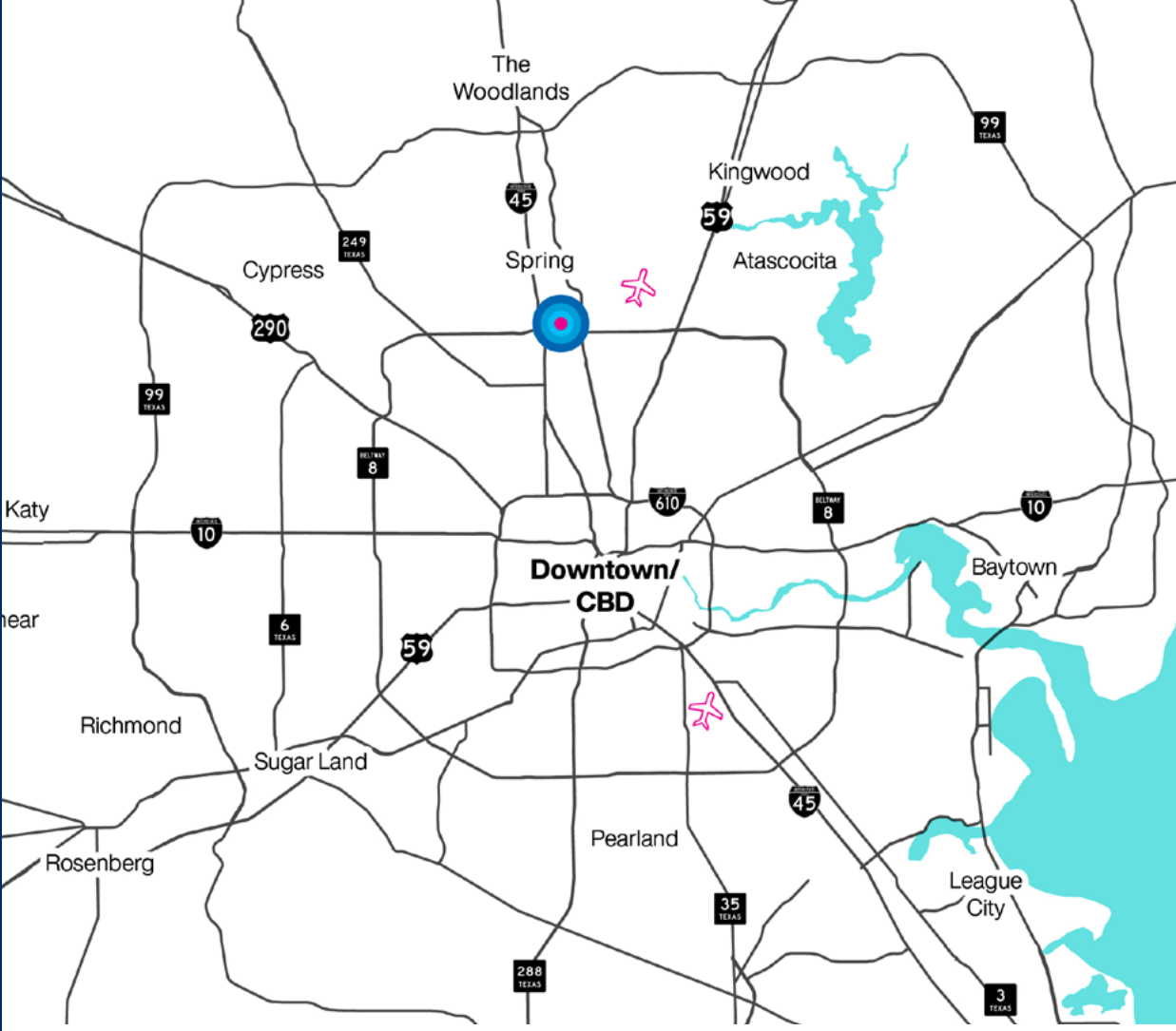
TRAFFIC COUNTS:

Beltway 8: 274,581 CPD '24

Imperial Valley Dr: 17,735 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	22,531	99,461	246,683
Daytime Pop.	33,576	98,715	192,367
Avg HH Income	\$41,284	\$58,943	\$73,663





Benmar Dr

SITE

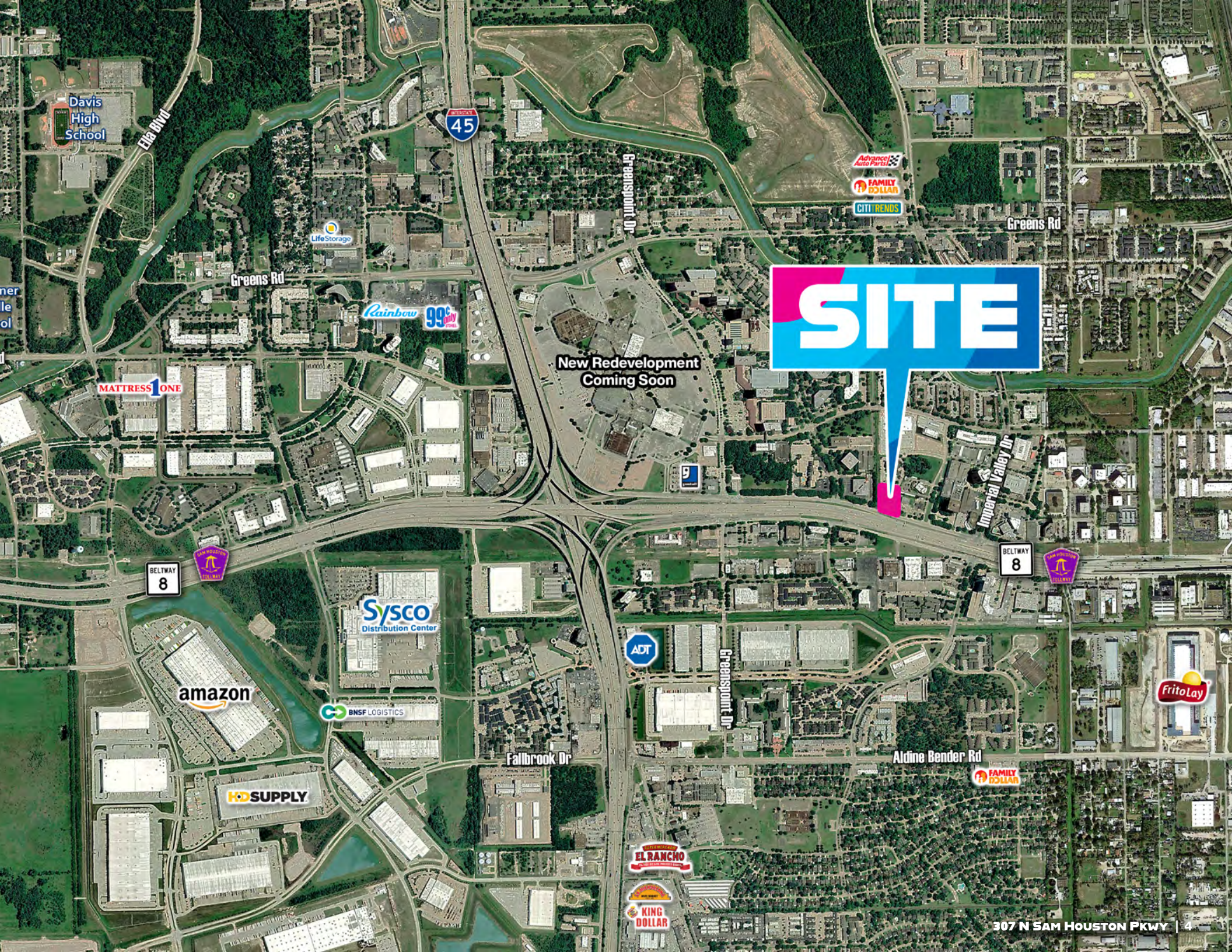
Benmar Dr

Northchase Dr

Imperial Valley Dr

Imperial Valley Dr

274,581 CPD '24



Davis
High
School

Ella Blvd

45

Greenspoint Dr

Advancel
Auto Parts
FAMILY
DOLLAR
CITY TREND

Greens Rd

Greens Rd

Rainbow 99¢ only

New Redevelopment
Coming Soon

SITE

MATTRESS ONE

BELTWAY
8



Sysco
Distribution Center

amazon

BNSF LOGISTICS

HD SUPPLY

Fallbrook Dr



Greenspoint Dr

BELTWAY
8



Aldine Bender Rd

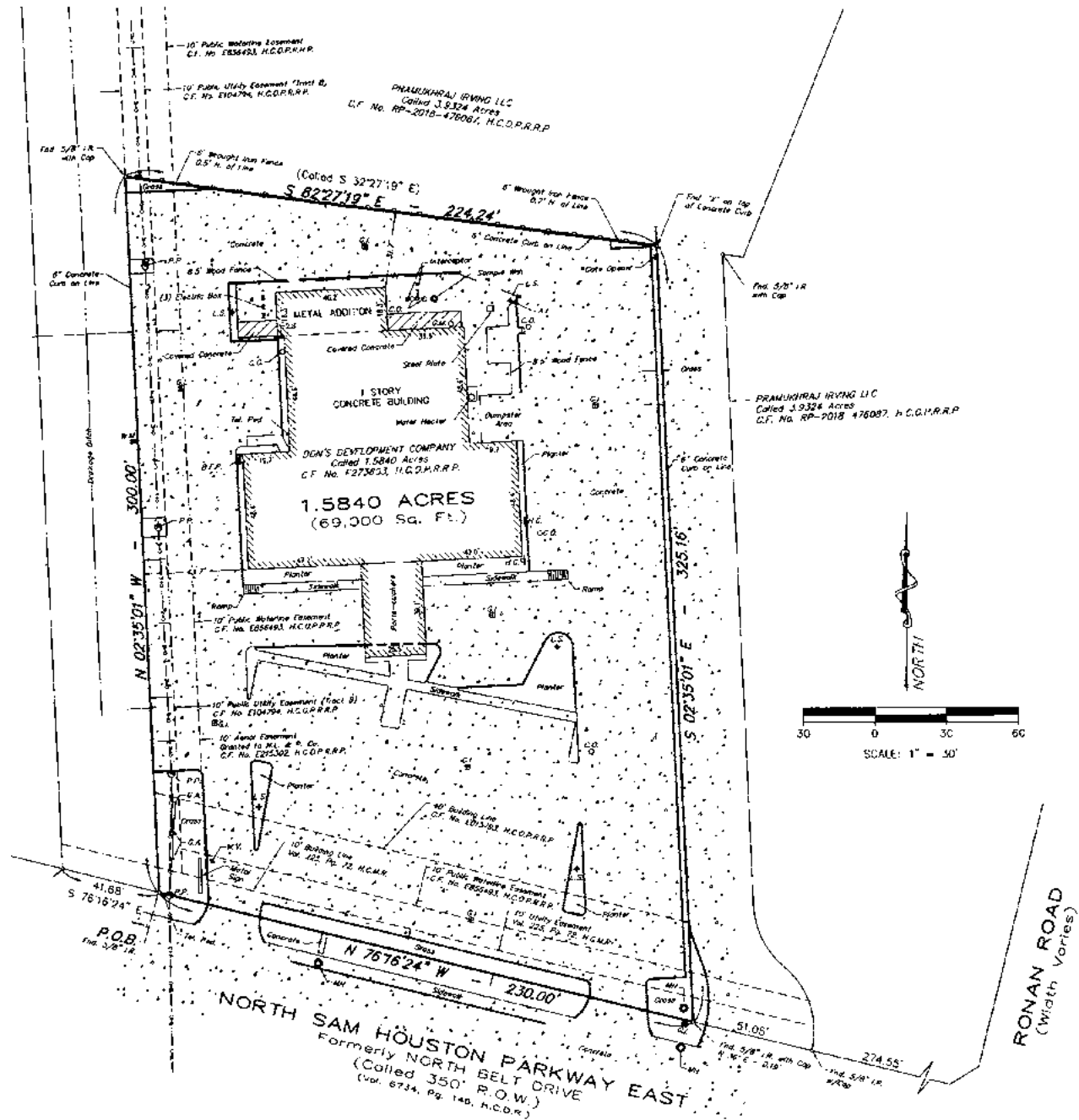
FAMILY
DOLLAR

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EL RANCHO

KING
DOLLAR

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Duncan Brooks Shanklin III	618418	bs@blueoxgroup.com	713.966.2738
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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